

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

IN THE OFFICE OF THE RECORDER OF  
DEEDS OF COOK COUNTY, ILLINOIS

Lexington Green Condominium Association, an Illinois  
not-for-profit corporation,

Claimant,

vs.

Private Ventures, Inc.

Defendant(s)

**PIN: 07-24-303-017-1291**

**CLAIM FOR LIEN in the amount of  
\$1,944.97 plus costs and attorneys' fees.**



**Doc#: 1421713000 Fee: \$44.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2014 08:13 AM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

Lexington Green Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Private Ventures, Inc., of Cook County, Illinois, and states as follows:

As of the date hereof, the said debtor(s) was/were the owner(s) of the following land, to wit:

**SEE ATTACHED FOR LEGAL DESCRIPTION.**

and commonly known as: 270 Middlebury Court, Unit 1D and G2642-502, Schaumburg, IL 60193

That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22925344. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the special assessments together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof the assessment due, unpaid and owing to the claimant on account after allowing all credits with interest, costs and attorney's fees the claimant claims a lien on said land in the sum of \$1,944.97, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

By: \_\_\_\_\_

Its Attorney

TSU

This instrument was prepared by:  
James P. Arrigo  
TRESSLER LLP  
P.O. Box 1158  
305 W. Briarcliff Road  
Bolingbrook, IL 60440  
(630) 343-5200

File No. 6468-105

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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## RECORDED NOTICE

This instrument is executed and recorded under the provisions of Section 3 of the Illinois Mortgage and Foreclosure Act for the purpose of disclosing of record the following information and so as to prevent the undersigned from being regarded as a nonrecord claimant with respect to the premises and interest of the undersigned herein set forth:

- (1) Lexington Green Condominium Association , an Illinois not-for-profit corporation, by James P. Arrigo, TRESSLER LLP, its attorney, causes this Lien to be recorded.
- (2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 22925344 in the Office of the Recorder of Deeds of Cook County, Illinois.
- (3) The premises to which such right, title, interest, claim or lien pertains are as follows:

**SEE ATTACHED FOR LEGAL DESCRIPTION.**

and commonly known as: 270 Middlebury Court, Unit 1D and G2642 RD1, Schaumburg, IL 60193

Dated this 24 July 2014 in Bolingbrook, Illinois.

This instrument was prepared by:

James P. Arrigo  
TRESSLER LLP  
305 W. Briarcliff Road  
Bolingbrook, IL 60440-0858  
630/343-5200

File No. 6468-105

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## LEGAL DESCRIPTION

Parcel 1: Unit Number 2642 RD1, as delineated on Survey of Parcel of land being a part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 41 North, Range 10, East of the Third Principal Meridian, (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank of Chicago, as Trustee under Trust Agreement dated April 9, 1974, and known as Trust Number 20534 recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 22925344 together with a percentage of the common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentages shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declaration which percentage shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby, in Cook County, Illinois.

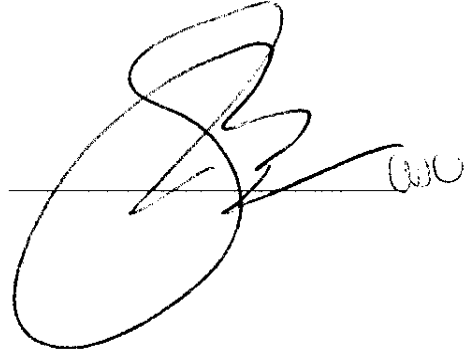
Parcel 2: A perpetual and exclusive easement in and to Garage Unit Number G2642 RD1, as delineated on Survey attached as Exhibit "A" to Declaration of Condominium recorded as Document No. 22925344 and as set forth in Amendments thereto recorded as Document Numbers 22937531, 22939426, 22969592, 23056564, 23129157, 23188446, 23244162 and 23317082, 23349297, 23418882, 23483798, 23524819, 23548076, 23587318, 23640380, 23671415, 23713544, 23766572, 24155315, 24155319, 24309723, 24600914 and 26424597, in Cook County, Illinois.

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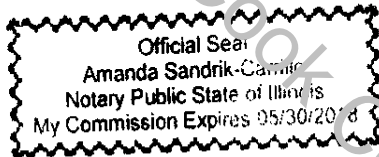
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

James P. Arrigo, being first duly sworn on oath deposes and says he is the attorney for Lexington Green Condominium Association, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.



Subscribed and sworn to before me  
this 24 July 2014.

  
Notary Public



RETURN TO:  
TRESSLER LLP  
P.O. Box 1158  
305 W. Briarcliff Road  
Bolingbrook, IL 60440  
(630) 343-5200

JPA/ASC  
File No. 6468-105

Property of Cook County Clerk's Office